



MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

PLANNING COMMITTEE

Tuesday 12th July 2022 at 11.30am

The meeting was held as a hybrid meeting at both at Carnegie House and remotely via Microsoft Teams for Business under the Local Government and Elections Act (Wales) 2021

Present:

Cllr D Unwin (Chair) In person
Cllr A Wathan In person
Cllr S Easterbrook Remote
Cllr C Webster In person
Cllr N Deere In person
Cllr T Wood (Mayor) Remote

In Attendance: Mrs D Jones (Deputy Town Clerk), Ms J Brown (Democratic Services Officer).

1. To receive apologies for absence

- Cllr A Morelli

2. Declarations of Personal and Prejudicial Interest

- Cllr A Wathan declared a personal interest as a BCBC Councillor.

3. To receive and confirm the Minutes of a meeting of the Planning Committee of Monday 13th June 2022.

- The Chair commended the minutes to the meeting. Chair asked if there were any questions. There were no questions.
- The Mayor stated that he was present at the meeting and asked if the minutes could be amended. The Deputy Town Clerk duly made the amendment in situ.

RESOLVED: That the minutes of the Planning Committee meeting of Monday 13th June 2022 were received and confirmed as a true record and duly signed.

- The Chair asked if there were any matters arising.
- There were no matters arising.

4. That the Chairperson accepts the Committee addendum sheet (if any) in order to allow for Committee to consider necessary modifications to the Committee report, so as to take account of late representations and revisions that need to be accommodated

- The Chair accepted the addendum sheet.

5. Planning Applications – *see attached applications report*

- Please refer to Planning Applications Spreadsheet attached at the end of the minutes. The Planning Committee's Recommendations appear in the end column in bold type.
- **BCBC App: P/22/87/FUL** – The Chair presented a report to committee highlighting proposed objections for their consideration. The application site location was shown on screen.
- After discussion members unanimously resolved to Object to the application.

RESOLVED: OBJECTION. Bridgend Town Council has considered this application and on balance wishes to OBJECT to the granting of permission for the following reasons:

- a. The application has been with BCBC planners for over 5 months which suggests there are material problems before requesting public comment.
- b. The application states its location is Pen y Fai when, in fact, it is clearly Cefn Glas, Bridgend.
- c. The proposed access from the site opens out onto a section of highway that has a 60mph speed limit. This would clearly be unacceptable from a highway safety point of view.
- d. The proposed access opens out onto only highway verge. There are no pavements on either side of the road.
- e. There is a blue shipping container by the access to the Highway. When was this given planning permission and for what purpose? Was BTC asked for its opinion at the time of siting?
- f. The proposed access to the site, behind the dwelling Sunnybank has a 'dog leg' shown into the Garden. Why would this be necessary if the access route is solely into the area where the four dwellings are proposed. Would this be for an additional further development of dwellings?
- g. Why is there a proposed 'hammerhead' shown against the boundary with adjoining property Eardisley? Would this facilitate future further dwellings on Eardisley land? In total, on site, a possible combined 8/10 dwellings?
- h. The applicant is quoted as 'GB Engineering'. What is the local status of this applicant and past history of 'respectful' housing development in the BCBC area for the benefit of the local community? Social Housing?

For the above reasons, **BTC places a FORMAL OBJECTION** against this application and reserves the right to attend any site meeting that may be called and speak at any Development Control meeting as may be appropriate.

- BCBC App: P/20/995/FUL- The Chair advised that this application was discussed previously, and no objection was made in principle subject to a recommendation regarding access. The access plus other minor modifications have now been made.

RESOLVED: That BTC have NO OBJECTION To the general concept of a Tennis Academy at the

Island Farm Site. The Town Council acknowledges the revised access proposals via Technology Drive and welcomes this move. The Town Council continues to urge that recognition is given to the Town of Bridgend in the naming of the complex. The Town Council reserves the right to be invited to any site meeting that may be called and to speak at the development control meeting as may be appropriate.

6. Pre-Planning Application Consultations (if any)

- There were no pre-planning applications.

7. Planning Appeal:

- There were no planning appeals

8. Planning Reports/Correspondence:

1. Current progress on Wellness Village

- The Deputy Town Clerk referred to the following update received from Linc Cymru:
We are proposing to get underway on Monday 11th July. It is anticipated that the initial work will take around 4 weeks to complete. The duration of the work comprises of the following:
 - a) Removal of material arising from excavations (the large spoil heap adjacent to the site entrance)
 - b) Desilting and camera survey of drains laid by WRW
 - c) Dismantling of timber frame block
 - d) Erection of close boarded fence to rear of back gardens to West Terrace (i.e., alongside Glan y Parc)
 - e) The contractor is aware of the designated site traffic route and has included for a road sweeper within his quote.
 - f) Contract negotiations have commenced with the proposed Completion Work contractor and will continue whilst the enabling work is underway. It is however likely that enabling work will be completed before the necessary approvals for the Completion Work are obtained. The main work will commence as soon as this has been achieved.
 - The Chair noted that there was not a great deal more information. Cllr S Easterbrook and The Mayor both advised that work had started. However, residents had complained that lorries were not following the correct routes in and out of the site. The Mayor further advised that he had spoken to BCBC and that they were aware of the situation.
 - Cllr A Wathan advised that he was aware that staff had liaised with Linc Cymru directly and as Chair of Personnel wanted to draw Members attention to current staffing levels. Cllr A Wathan proposed that The Chair attend any meetings as necessary. The Chair was happy to do so.

RESOLVED: That Cllr D Unwin (Chair) liaise with Linc Cymru in person when necessary.

2. Current progress on Zia Nina planning application P/20/798/FUL (Cllr D Unwin)

- The Chair advised Councillors that the planning application regarding Zia Nina was for 'minor internal repair'. The Chair reported that the building had been gutted, Contractors have commandeered parts of Dunraven Place for parking, skips etc, and that the original contract was for 3 months. The Chair further noted that the renovation works were subject to grant aid provisions.

- The Chair further advised the committee that BCBC Planning have served an enforcement notice – ENF181/22/ANC (dated 7th July 2022), and that he would continue to monitor the situation. Cllr S Easterbrook thanked Cllr D Unwin and agreed that the building was quickly becoming an unwelcome part of the street scene.

3. Report on obsolete planning notices and illegal fly posting without planning permission (Cllr D Unwin)

- The Chair outlined the background to the agenda item and explained that by law a statutory notice is put up advising of the proposed planning and that notice became obsolete in 4 weeks. The Chair advised the committee that the notices were not being taken down and that he proposed that the outdoor team continue to make this one of their tasks. The Chair advised that he had noted 12 locations where notices needed to come down (as well as 'artisan market posters on lamp posts) and had sent a list to The Deputy Town Clerk. Cllr A Wathan advised that he would note for the Facilities Committee.
- The Chair further advised that he would contact the agents of the empty premises where circus advertising needed to be removed and would update the committee at the next meeting.

4. CCTV Infrastructure in the Town Centre

- The Deputy Town Clerk reported that she had received an update from the BCBC Group Manager for Transformation and Customer Services stating that:
'As you are probably aware, we are currently in the process of upgrading our CCTV system and infrastructure within our town centres across the borough. We are replacing the current cameras within Bridgend town centre, and there will be 23 operational CCTV cameras around the town centre once completed.'

As part of the upgrade of the CCTV infrastructure, we are also implementing access points to provide free Wi-Fi in the town centre'.

- The Chair thanked The Deputy Town Clerk and asked if Members had any comments. Cllr A Wathan requested an updated list of the new locations and also the access points for the free Wi-Fi. Cllr N Deere enquired if the cameras would record and store information.
- The Chair proposed that The Deputy Town Clerk write to the BCBC Group Manager for Transformation and Customer Services, requesting further information regarding a list of CCTV camera locations and also if the cameras would record and store information, and also the locations of the free Wi-Fi.

RESOLVED: That The Deputy Town Clerk write to the BCBC Group Manager for Transformation and Customer Services requesting further information regarding a list of CCTV camera locations and also if the cameras would record and store information, and also the locations of the free Wi-Fi.

5. Update on Nolton Street derelict building

- The Chair advised that he had received a reply from BCBC's Chief Executive relating to this building which had been a blight on the street scene for 3 – 4 years. The Chair advised that he would update the shops on either side of the building and the committee accordingly.

The Chair thanked Members for attending and advised that the next meeting would take place on Monday 1st August 2022.

Meeting closed at 12.15

Signed:

(Chair of Planning Committee)

Date: